155.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,200 / 854,200
					USE VALUE:	854,200 / 854,200
					ASSESSED:	854,200 / 854,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN ELIZABETH M
Owner 2:	
Owner 3:	
Street 1:	219 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERLMUTTER JASON M -
Owner 2:	COHEN ELIZABETH M -
Street 1:	219 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7744.000	332,300		521,900	854,200
Total Card	0.178	332,300		521,900	854,200
Total Parcel	0.178	332,300		521,900	854,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.99 /Parcel: 525.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103257

GIS Ref

GIS Ref

Insp Date 08/12/16

!12166!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,300	0	7,744.	521,900	854,200		Year end	12/23/2021
2021	101	FV	322,500	0	7,744.	521,900	844,400		Year End Roll	12/10/2020
2020	101	FV	322,500	0	7,744.	521,900	844,400	844,400	Year End Roll	12/18/2019
2019	101	FV	243,600	0	7,744.	489,200	732,800	732,800	Year End Roll	1/3/2019
2018	101	FV	243,600	0	7,744.	404,400	648,000	648,000	Year End Roll	12/20/2017
2017	101	FV	243,600	0	7,744.	371,800	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	232,700	0	7,744.	339,200	571,900	571,900	Year End	1/4/2016
2015	101	FV	227,000	0	7,744.	332,700	559,700	559,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:04:49

LAST REV

Date	Time
09/07/16	12:41:18
apro	

PAT ACCT. 12166

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERLMUTTER JASO	58306-135		1/18/2012	Convenience	1	No	No		
KULSICK MARIA S	49305-486		4/18/2007		503,000	No	No		
LAFLEUR VINCENT	30604-572		8/30/1999		312,650	No	No		
POPE TRACEY	27600-15		8/27/1997		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	103257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	987	Renovate	83,073		7/21/2015			Enlarge kitchen ar
2/16/2006	105	Re-Roof	11,000			G7	GR FY07	
10/1/2004	1035	Porch	5,000					REBUILD FRT PORCH
9/18/2003	793	New Wind	16,000					24 vinyl repl wndw
6/6/2002	402	Redo Kit	25,000	O		G4	GR FY04	REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2016	Meas/Inspect	DGM	D Mann
12/3/2008	MLS	MM	Mary M
11/1/2008	Meas/Inspect	345	PATRIOT
6/21/2007	MLS	HC	Helen Chinal
6/19/2000	MLS		
12/7/1999	Mailer Sent		
11/24/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7744		Sq. Ft.	Site		0	80.	0.84	9									521,859						521,900	

Total AC/HA:	0.17778	Total SF/SM:	7744	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	521,859	Spl Credit		Total:	521,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29655170
Const Adj.:	0.99980003
Adj $ / SQ:	168.518
Other Features:	92550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408285
Depreciation:	75941
Depreciated Total:	332344

COMMENTS

SCUTTLE/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

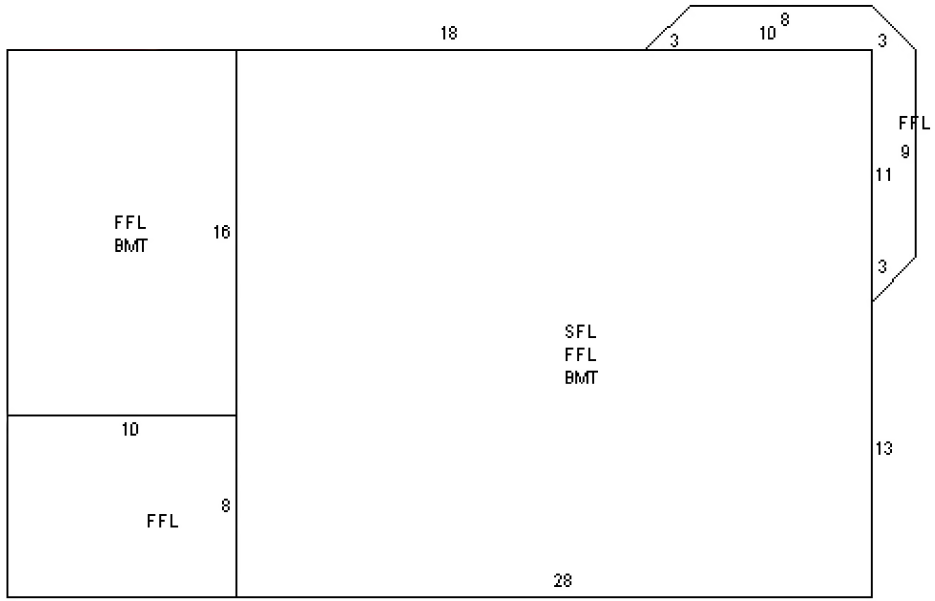
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.52
Special Features:	0	Val/Su Net:	135.30
Final Total:	332300	Val/Su SzAd	204.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	168.520	160,429
BMT	Basement	832	50.560	42,062
SFL	Second Floor	672	168.520	113,244
	Net Sketched Area:	2,456	Total:	315,735
Size Ad	1624	Gross Area	2456	FinArea 1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: